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## PLAN SUMMARY

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The Plan identifies the issues and goals of the community with respect to land use, public facilities, urban design and environmental constraints. Issues have been identified based on an examination of existing conditions and as the result of meetings and workshops with residents of Rancho Peñasquitos. Goals, policies and recommended actions have been developed to respond to these issues. The **Implementation and Action Plan** section identifies specific actions that are necessary to effect the recommendations of the Plan.

### ISSUES FACING RANCHO PEÑASQUITOS

At the time the planning process began in 1987, the Rancho Peñasquitos Planning Board identified the following issues as the most important matters to be addressed in the Plan:

- Rate of Residential Growth
- Traffic Congestion
- Overcrowded Schools
- Insufficient Library Space
- Lack of Adequate Park Space
- Inappropriate Residential Densities
- Development on Hillsides and Canyons
- Impacts of New Development on Existing Residential Neighborhoods
- Lack of Funding for Provision of Public Facilities
- Traffic and Noise Impacts on Residential Neighborhoods
- Ultimate Community Buildout Projections
- Residential Development on Commercially Designated Land
- Architecture, Site Design and Color of New Development

### OVERALL COMMUNITY GOALS

The overall goals for guiding the development of the Rancho Peñasquitos community through the year 2000 are listed below. Policies and recommendations to implement these goals are discussed within the individual Plan elements.




- Ensure that needed public facilities are provided at the time of need.

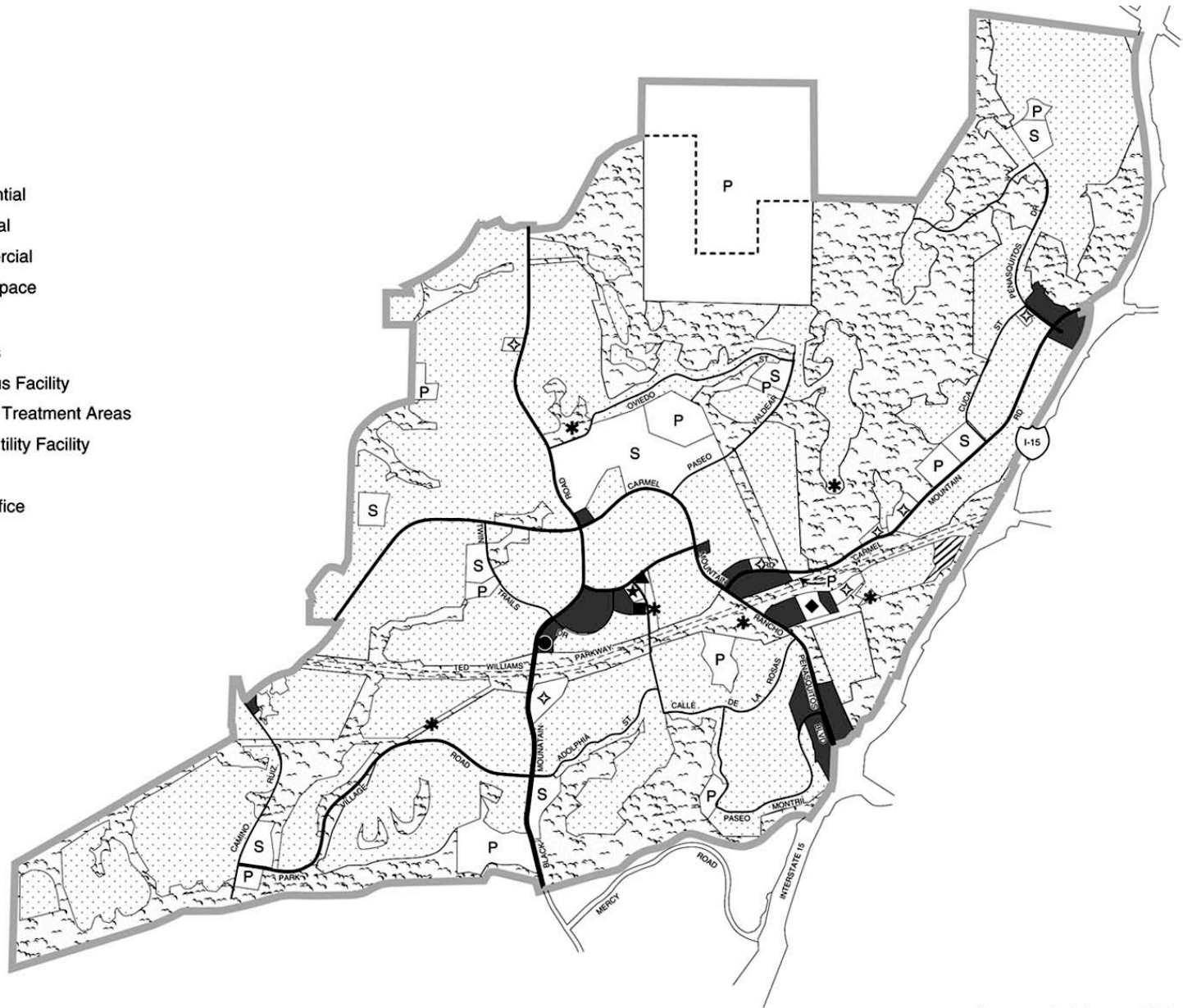
- Provide a diversity of housing opportunities for a variety of household types, lifestyles and income levels, while maximizing the health, safety and welfare of the community.
- Provide attractive commercial development to serve the community's day-to-day shopping, service and recreational requirements.
- Provide public parks and recreation facilities as needed, while preserving and maintaining landscaped and natural open space areas.
- Construct and maintain an adequate system for vehicular, bicycle and pedestrian circulation within the community, while providing adequate access to the larger San Diego region.
- Ensure a pleasant and healthful physical and social environment for Rancho Peñasquitos residents by balancing development with the preservation of the community's natural resources and amenities.
- Provide and maintain a high level of public facilities and services concurrent with community growth and tailored to community needs.

## **SUMMARY OF KEY CONCEPTS**

This Plan includes a number of recommendations to achieve the stated community goals. Listed below is a summary of the major recommendations:

- Require that public facilities (roads, schools, parks and library) be provided at the time of need. Public facilities identified in the 1992 Peñasquitos East Public Financing Plan includes eight neighborhood parks, three community parks, one regional open space park and a library. The Public Facilities Financing Plan, prepared by the City's Engineering and Development department, is updated periodically with community input.
- Provide attractive commercial development. All commercial properties should be developed to ensure compatibility with adjacent land uses and provide high quality architecture, site planning, and design.
- Balance development with the preservation of the community's natural resources. Very low-density (0-1 DU/ACRE) is recommended for those residential areas located in the hillside review zone. Overall densities throughout the planning area have been reduced so that development is more closely based upon the capacity of the land for development. All undeveloped property with slopes of 35 percent or greater, as well as significant canyon areas, are designated as open space, with a recommended zone of A-1-10. Ownership and maintenance of these open space areas will be determined during the map review process.

-  Residential
-  Industrial
-  Commercial
-  Open Space
- P Parks
- S Schools
- ◇ Religious Facility
- \* Special Treatment Areas
- ◆ Major Utility Facility
- Library
- Post Office
- ★ Police
- ▲ Fire



**Land Use Map**  
**Rancho Peñasquitos Community Plan**

**4**  
**FIGURE**

**TABLE 1**  
**RECOMMENDED LAND USE ALLOCATIONS**

<b>LAND USE</b>	<b>ACRES</b>	<b>PERCENT</b>
Very Low-Density Residential (0-1*)	175 ±	2.7
Low-Density Residential (1-5**)	2,873 ±	43.9
Low-Medium-Density Residential (5-10**)	150 ±	2.3
Medium-Density Residential (10-22**)	134 ±	2.0
Medium-High Density (22-45**)	8 ±	0.1
<b>SUBTOTAL</b>	<b>3,340</b>	<b>51.3</b>
Neighborhood Commercial	17 ±	0.3
Community Commercial	52 ±	0.8
General Commercial	50 ±	0.8
Commercial Recreation	9 ±	0.1
<b>SUBTOTAL</b>	<b>128 ***</b>	<b>2.0</b>
Industrial (Recreational Vehicle and Mini-Storage)	10 ±	0.1
Neighborhood Parks	57 ±	0.9
Community Parks	53 ±	0.7
Black Mountain Park/Open Space	480 ±	7.4
Small Parks/Special Treatment Areas	12 ±	0.2
Golf Course	121 ±	1.9
Open Space	1,525 ±	23.4
<b>SUBTOTAL</b>	<b>2,258</b>	<b>34.6</b>
Schools	130 ±	2.0
Religious Facility	32 ±	0.5
Civic Buildings	8 ±	0.1
<b>SUBTOTAL</b>	<b>170</b>	<b>2.6</b>
Utilities and Easements	165 ±	2.5
Streets and Other Public Rights-of-Way	450 ±	7.0
<b>SUBTOTAL</b>	<b>615</b>	<b>9.5</b>
<b>TOTAL</b>	<b>6,511 ±</b>	<b>100.0</b>

\*DU/ACRE = Dwelling units per acre.

\*\*DU/DA = Dwelling units per developable acre.

\*\*\*31 acres have been developed residentially.